

October 1, 2018

Steve Sadowsky
City of Austin Historic Preservation Officer
One Texas Center, 505 Barton Springs Road
Austin, Texas 78704

Re: 1602 West Lynn, C14-2018-0084
October 4th, Item 57

Dear Mr. Sadowsky,

Thank you for your time over the last few weeks in the matter of 1602 West Lynn.

This letter is to share new developments and opportunities with you initiated by my clients, Jay and Sahra Riskind, in accordance with recent discussions with your office.

As per those discussions, the Riskind family has just retained one of the nation's top architects, Bobby McAlpine, to oversee the rebuilding of their home. A personal letter to you from McAlpine is attached. A sample of McAlpine's published work is being sent to your office, although a quick search will reveal his firm's celebrated designs and restorations throughout historic areas of the South. Coffee table books and periodicals are also widely available.

<https://www.mcalpinehouse.com/in-partnership/bobby-mcalpine/>

The Riskind family has learned a great deal about the history and character of their area. Setting aside the broad community disapproval of your historic zoning initiative, and the unanimous support of the neighbors along their street for the family's current design, the Riskinds have decided to alter their current plans and use this new architect to incorporate the two main points of continuity that you have expressed during this process.

1. Symmetry

Symmetrical massing is a key element of the Italian Renaissance Revival "IRR" style. You can easily observe this in several of the near-by homes in the district that might serve as exceptional examples of this style. With this letter, and the attached letter of

support by McAlpine, the Riskinds commit to altering their current plans and designing a more symmetrical massing reflective of the IRR homes in the area. This will upgrade 1602 West Lynn to a "high style" of the type and strengthen the fabric of the historic district.

2. Limit to Two Stories

The Historic Landmark Commission voiced a desire to see the structure's facade left at two stories. With this letter, and with McAlpine's letter to you, the Riskinds agree to assuage this concern and forgo a third story massing along the front of the house.

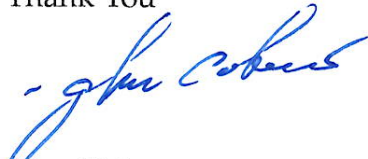
3. Elements of the Original Design

Elements such as eaves, porches and porticos must ultimately support the overall design of the home. McAlpine has, however, committed to begin his design with the original plans of the home. A cursory examination of McAlpine's work across the South should leave no doubt of his abilities to revive and enhance the work of the period.

Mr. Sadowsky, following from your offer to alter your recommendation to the Austin City Council, this family has now taken considerable time and expense to incorporate the key design elements available to them at this time. We hope that this will assist you in changing your recommendation and releasing this remodel permit supported in April 2018.

With every best wish,

Thank You



Glen Coleman

glen@southllano.com

512 407-9357

Bobby McAlpine
McAlpine Tankersley Architecture
361 Peachtree Hill Ave NE
Suite 325
Atlanta, GA 30305

September 28, 2018

Dear Mr. Sadowsky:

I'm writing to you on behalf of my clients, the Riskinds, owners of the property located at 1602 West Lynn, Austin, TX, 78703. It is my understanding that the Austin City Council will vote on the historical rezoning of the property next week, and I respectfully request that the Historical Preservation Office withdraw their recommendation to rezone the property as a historical landmark.

I have worked extensively in historical districts across the United States and in some of the most sensitive preservation areas in the country. My reputation has been built over more than 35 years in part from a noteworthy approach to architectural design within a historical context—particularly in the traditional style and vernacular found in the southern region of the country. Examples of my work have been included in the most respected architectural publications. Architectural Digest named me a Top 100 Architect in 2017. I have had the privilege of designing residences in other parts of Texas but not yet in Austin. We also look forward to having an example of our work in such a vibrant and important city.

The Riskinds have taken the step of engaging our firm as their architects out of respect for the historical significance of the neighborhood. Having visited the site and based on my experience, I do not believe the existing property (including the front façade) would qualify as a landmark on an architectural basis. It is not a good example of high craftsmanship, Italian Renaissance Revival architectural design, or custom home building for that period. However, the Riskinds have related several key concerns to me

arising from you and your historic landmark commission's knowledge of the area and its context.

A symmetrical site plan is an important element of the existing property. I intend to also reflect a symmetrical plan, and in all likelihood enhance the symmetry beyond the home's current expression.

In addition, I agree with your commission that a two story massing should be maintained and will resonate with other elements in my design. The two stories will thus be kept.

My clients have communicated that it is important to consider the original portico design, and I always undergo a careful examination of the original plans for the home and then take such steps as I think most appropriate for a timeless character that speaks to its historical roots and the landscape in which it lives.

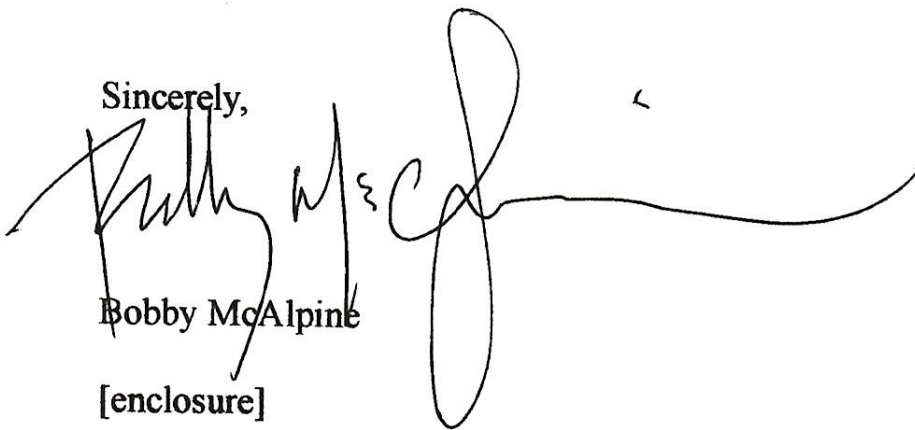
I'm confident that our firm will deliver an appropriate design that should contribute even more than the existing portrayal of Italian Renaissance Revival architecture.

Examples of my work in historically sensitive areas are enclosed. Please feel free to contact our firm with any questions.

Sincerely,

Bobby McAlpine

[enclosure]

A handwritten signature in dark ink, appearing to read "Bobby McAlpine", with a long, sweeping horizontal line extending to the right.